



PRIME INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNITS

UNIT 8 - 8,156 SQ FT (758 SQ M)

UNIT 9 - 8,560 SQ FT (795 SQ M)

Shaftesbury Street, Derby • DE23 8YB



AVAILABLE Q1 2021

UNIT 9

UNIT 8

INDICATIVE IMAGE

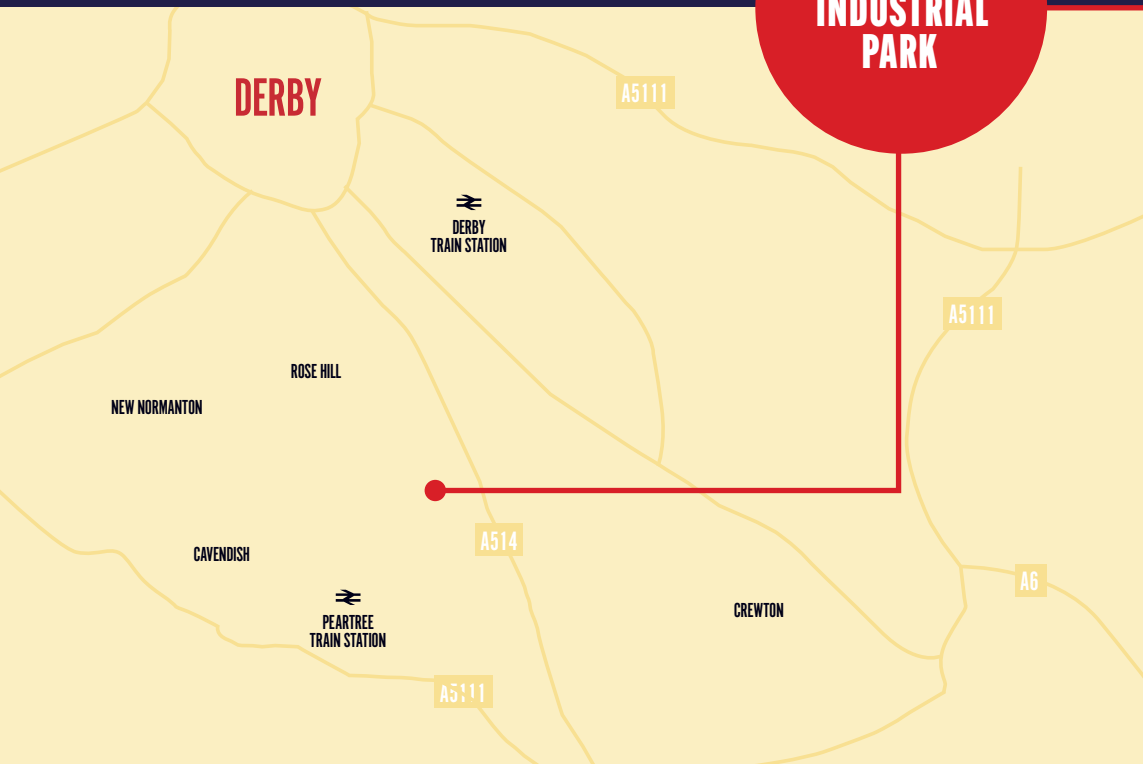
LOCATION

Prime Industrial Park is prominently situated fronting Shaftesbury Street, just off the A514 Osmaston Road, providing convenient access to Derby's inner and outer ring roads, the A50 and wider strategic road network.

The estate is located within an established commercial area to the south of Derby city centre, with Derby Railway Station also within easy reach. The location benefits from strong connectivity across the wider East Midlands, including access to the M1 via the A50.

[View on Google Maps](#)

**PRIME
INDUSTRIAL
PARK**



INDICATIVE IMAGE

SPECIFICATION

- 

Level Access Loading
- 

LED Lighting
- 

Allocated Parking
- 

WCs
- 

Office Accommodation (Unit 9)
- 

Secure, Gated Site



UNIT 9 - FIRST FLOOR OFFICE



INDICATIVE IMAGE - UNIT 8

DESCRIPTION

The properties comprise steel portal frame units with brick and blockwork elevations, both of which are due to be refurbished. Unit 8 offers flexible accommodation suitable for a variety of storage and industrial uses, benefiting from WC and kitchenette facilities. Unit 9 is well suited to an occupier seeking a prominent HQ-style facility, with approximately 20% of the accommodation providing well-specified first-floor office space.

ACCOMMODATION

UNIT	SQ FT	SQ M	EAVES
8	8,156	758	3.1m
9	8,560	795	
8+9	16,716	1,553	

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INDICATIVE IMAGE



BUSINESS RATES

Available on request.

SERVICE CHARGE

Available on request.

EPC

Unit 8 Rating C

Unit 9 Rating C

iboxproperty.com

VIEWINGS

For further information or to arrange a viewing, please contact:



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